



FAYETTE COUNTY

FINAL PLAT CHECKLIST

PROJECT: _____

LOCATION: _____

DEVELOPER / OWNER: _____

TELEPHONE: _____

THE FOLLOWING ITEMS MUST BE OBTAINED AND SUBMITTED BEFORE APPROVAL

- A. Date of Preliminary Plat Approval: _____
- B. Written Documentation / Copy of Preliminary Approval from Planning Commission

After endorsement on a reproducible copy by all persons so required and final plat has been recorded, twenty-five (25) copies of the Final Plat must be submitted to the Zoning Administration for distribution. In addition to the information required on the approved Preliminary Plat, the following information is required on the Final Plat:

ENG	ZONING	
_____	_____	1. Certification by an Engineer / Registered Surveyor (and seal) and Owner Certificates per Article 5-2-2 of Subdivision Regulations.
_____	_____	2. Signature / Date line indicating approval from: Environmental Health Dept., County Engineer, Planning Commission Secretary, Zoning Administrator, and Fire Marshal, per Article 5-2.3 of Subdivision Regulations.
_____	ENG	3. Surveying Information per Article 5-2.4 of Subdivision Regulations.
_____	_____	4. Indicate acreage of each lot to the nearest 100 th of an acre, individual lot numbers; total acreage of final plat; list parent tract if applicable.
_____	ENG	5. Monumentation and Bench Mark per Article 5-2.5 of Subdivision Regulations. A permanent monument is required on site.
_____	_____	6. Indicate and label existing structures to remain and / or to be removed.
_____	_____	7. Existing and proposed easements per Article 5-2.6 of Subdivision Regulations.

_____	ENG	8. A heavy contour line depicting the location and elevations of the water level for the natural 100-Year Flood Plain and Artificial 100-Year levels created by drainage structures or detention facilities. Show MFFE on lots to be 3.0 feet above the 100-Year elevation.
_____	ENG	9. Total acreage of each lot, if any, that lie within and outside the 100-Year Flood Zone (Minimum 1.0 acre or one-half of Zoning District minimum lot size outside of flood zone, whichever is greater is required.)
_____	ENG	10. A heavy contour line depicting the limits of hydric soils as delineated by a Registered Soil Scientist.
_____	_____	11. If Watershed Protection Ordinance applies, indicate boundary of 1000 foot watershed impact area and label watershed buffer and watershed setback, including required widths.
ZONING	_____	12. Name of project, street names, and house numbers (new streets only).
_____	_____	13. Date, scale, north arrow and vicinity map with major streets labeled.
_____	_____	14. Index map of each street when more than one sheet is required.
_____	ENG	15. Courses and distances to the nearest street or other recognized permanent monument.
_____	ENG	16. Street centerlines showing angles of deflection, tangent lengths, and standard curve data including radii, length of tangents and arcs, and degree of curvature, point of curves and point of tangents.
ZONING	_____	17. Dashed building setback lines and zoning district. Indicate road frontage and lot width at building line on each lot.
ZONING	_____	18. Information regarding any variances, including petition number and date of approval by the Zoning Board of Appeals and exact wording of any related conditions of approval.
ZONING	_____	19. Information regarding any rezoning, including petition number and date of approval by the Board of Commissioners and exact wording of any related conditions of approval. Information regarding the preliminary plat, including date of approval by the Planning Commission and exact wording of any related conditions of approval.
_____	ENG	20. Drainage structures, pipes, sizes, and easements on-site and adjacent to site. Pipe outfalls must be 30' behind front building setback.
_____	ENG	21. Information required by the Georgia Plat Act of 1978 (Accuracy statement and equipment used.

_____	ENG	22. Plat must include following statement: "Fayette County does not accept the ownership, maintenance, or responsibility for any drainage easement or overall drainage plan, or the lack of one, indicated by this plan." (Amendment to Article 4-2.4 adopted 7/9/81).
ZONING _____		23. Title block must state "Final Plat of ...". A revision to a final plat must state "Revised Final Plat of ..." and also purpose of revision and date of revision.
_____		24. Water system approval by Fayette County Water System.
_____	ENG	25. Water line location and pipe sizes with fire hydrant locations as required by Fayette County Fire Marshal. Indicate type of water and sanitary sewer service.
_____	ENG	26. Final Inspection by Engineering and Public Works.
_____	ENG	27. Performance and Maintenance bonds received by Engineering Department. If under 80% rule for maintenance, update records on status and subdivision maintenance program.
_____	ENG	28. Core samples reports received by Engineering Department.
ZONING _____		29. Copy of Georgia DOT permit for approved access on State Routes.
_____	ENG	30. As-built plans for storm-sewer pipes, as-built hydro-study for ponds received by Engineering Department.
_____	ENG	31. Layout conform to approved Tree Protection Plan.
_____	ENG	32. Storm-sewer installation report received by Engineering Department.
_____	ENG	33. Compaction Test Report on roadway fill sections received by Engineering Department.
_____		34. Diskette/CD of Final Plat in State Plane Coordinates.
_____		35. Warranty Deed.

Review Comments:

COUNTY ENGINEERING DEPARTMENT:

FINAL PLAT APPROVED BY:	_____	DATE:	_____
APPROVAL PENDING RESUBMITTAL BY:	_____	DATE:	_____
APPROVAL PENDING RESUBMITTAL BY:	_____	DATE:	_____

COUNTY ZONING DEPARTMENT:

FINAL PLAT APPROVED BY:	_____	DATE:	_____
APPROVAL PENDING RESUBMITTAL BY:	_____	DATE:	_____
APPROVAL PENDING RESUBMITTAL BY:	_____	DATE:	_____

Before a Final Plat may be recorded, all improvements shown on the plat must be completed, inspected and approved. Lots may not be sold prior to recording of the Final Plat. Building permits cannot be issued prior to recording of the final plats and the receipt of a Warranty Deed for the public rights-of-way. A two-year Maintenance Bond must be submitted to the County prior to Final Plat Approval.